

# **TOWN OF DAVIE** **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Name: Mark A. Kutney, AICP  
Phone: (954) 797-1101

**SUBJECT:** Rezoning

ZB 11-1-00 Glenn's Automotive

Location: 2685 Reese Road, generally located on the west side of Reese Road at the southwest corner of I-595 and the Turnpike.

**TITLE OF AGENDA ITEM:**

Rezoning from County M-3, General Industrial District to Town M-3, Planned Industrial Park at 2685 Reese Road

**REPORT IN BRIEF:** Request to rezone a 1.01 parcel of land from M-3, General Industrial District (County), to M-3, Planned Industrial Park. The property was annexed into the Town in 1984 as part of Hacienda Village. As such, the zoning designation was never changed to reflect a Town of Davie zoning classification. Prior to site plan approval, staff is requesting that the applicant rezone to a Town zoning category and develop the site under Town regulations.

**PREVIOUS ACTIONS:** The Town Council voted to table the request on a vote of 5-0, at its January 17, 2001 meeting, due to the applicant not being in attendance.

**CONCURRENCES:** The Planning and Zoning Board recommended approval at its January 10, 2001 meeting (motion carried 5-0).

**FISCAL IMPACT:**

Has request been budgeted?      yes    no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

**RECOMMENDATION(S):** Motion to approve.

**Attachment(s):** Staff Report, Survey, Conceptual Master Plan, Land Use Map, Subject Site Map, Aerial

**Application #:** ZB 11-1-00  
**Exhibit "A":**  
**Original Report Date:** 12/20/00

**Revisions:**

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Irving Cooper and  
Doris Blass  
c/o Creative Builders  
**Address:** 2450 Hollywood Blvd. Suite 204  
**City:** Hollywood, FL 33020  
**Phone:** 923-5707

**Agent:**

**Name:** Associated Engineers  
of South Florida  
**Address:** 5450 Griffin Road  
**City:** Davie, FL 33314  
**Phone:** 584-6880

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**BACKGROUND INFORMATION**

**Notification Date:** 1/3/00      **Number of Notifications:** Seven (7)

**Application Request:** To rezone 1.013 acres of land **from**, M-3, General Industrial District (County) **to**, M-3, Planned Industrial Park (Town).

**Address/Location:** 2685 Reese Road/Generally located on the west side of Reese Road at the southwest corner of I-595 and the Turnpike.

**Land Use Plan Designation:** Regional Activity Center (RAC)

**Zoning:** M-3, General Industrial District (County)

**Proposed Zoning:** M-3, Planned Industrial Park (Town)

**Existing Use:** vacant

**Proposed Use:** Automotive repair center

**Parcel Size:** 1.01 acres ( 43,995 square feet)

**Surrounding Land Use:**

**North:** Reese Road and I-595  
**South:** Petropac (Office)  
**East:** Reese Road and Turnpike  
**West:** L.B. Smith (Office/Warehouse)

**Future Land Use Designation**

Transportation  
RAC  
Transportation  
RAC

**Surrounding Zoning:**

**North:** M-3, General Industrial District (County)  
**South:** M-3, General Industrial District (County)  
**East:** M-3, General Industrial District (County)  
**West:** M-3, General Industrial District (County)

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**ZONING HISTORY**

**Related Zoning History:** The property was annexed into the Town on September 4, 1984, through the Hacienda Village Annexation.

**Previous Requests on same property:** None.

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**DEVELOPMENT PLAN DETAILS**

The request to rezone from M-3, County to Town of Davie, M-3 requires the applicant to submit a conceptual master plan, as required under the Planned Industrial Park zoning category.

The submitted conceptual master plan indicates a 7,802 sq.ft. building, proposed for use as an automotive repair center, located in the center of a triangular site, with parking along the south and west perimeters. Should Town Council approve the rezoning request, the site plan to be submitted for this site will have to be substantially in conformance with the conceptual plan as presented with, and made part of, this request.

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**Applicable Codes and Ordinances**

Land Development Code Section 12-307, Review for Rezoning.

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**Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 6. This area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's non-residential tax base for the future.

**Broward County Land Use Plan:** This property falls within flexibility Zone 99. This request has no affect on Broward County or Town concurrency requirements.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Policy 10-1:* The Regional Activity Center land use designation shall promote and encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for...shopping opportunities to meet the basic and expanded needs of students...and employment opportunities...

## **Staff Analysis**

The rezoning request, as presented, including the Conceptual Master Plan, meets the direction given to staff from the Town Council, to rezone, where possible, those properties zoned with either an annexed zoning classification or an old Town of Davie zoning classification. The use anticipated for the site, an automotive repair center, is an allowed use under the Town's M-3, Planned Industrial Park zoning designation. The parcel meets all development standards as enumerated under Land Development Code Section 12-83, including parcel size and frontage width. At time of site plan review, the proposed site development plan will be required to meet all applicable development requirements.

Staff finds that the proposed request is consistent with the Town's Comprehensive Plan, Future Land Use Policies, and is consistent with existing adjacent and planned uses. The proposed change will not increase traffic above that anticipated under the existing industrial land use designation and will not be a deterrent to the improvements of adjacent properties. Also, the proposed rezoning will not adversely affect living conditions in the area, as this site does not abut any residentially zoned land and already has industrial zoning. Staff also finds that the proposed rezoning is beneficial to the Town as the the proposed rezoning would bring land currently regulated under Broward County rule in compliance with

Town regulations, which will ensure any future redevelopment of the land will be consistent with Town goals. Staff also believes the proposed rezoning does not grant any special privileges to the property owner.

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## Findings of Fact

### Section 12-307(A)(1)

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;
- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;
- (d) The proposed change will not adversely affect living conditions in the neighborhood;
- (e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;
- (f) The proposed change will not adversely affect other property values;
- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (i) There are not substantial reasons why the property cannot be used in accord with existing zoning.
- (j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

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## Staff Recommendation

**Recommendation:** Based upon the above and the overall finding of facts in the positive, staff recommends approval of application no. ZB 11-1-00.

## **Planning and Zoning Board**

The Planning and Zoning Board recommended approval at its January 10, 2001 meeting (motion carried 5-0).

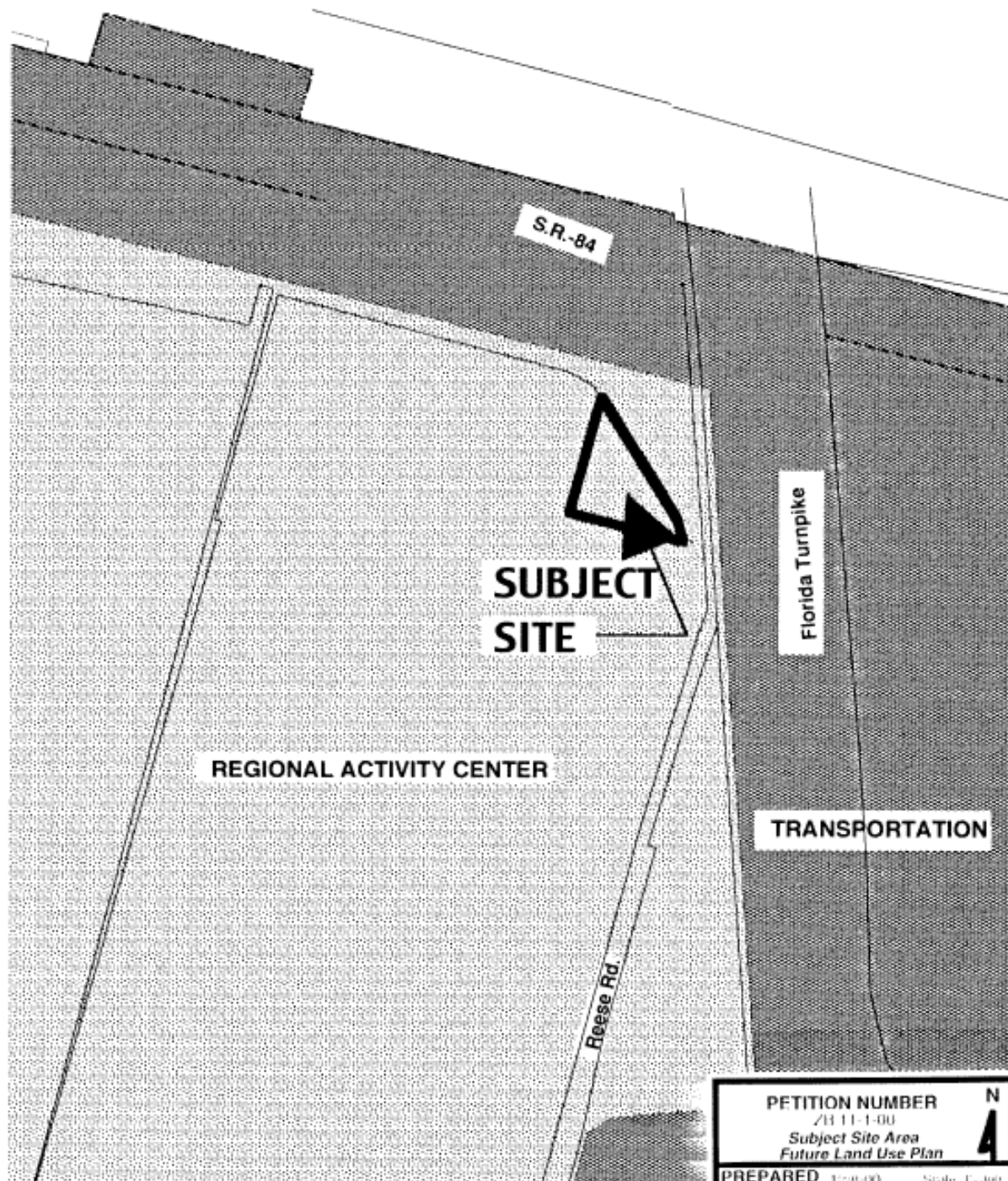
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### **Exhibits**

1. Survey
2. Conceptual Master Plan
3. Land Use Map
4. Subject Site Map
5. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



PETITION NUMBER		N
ZB 11-1-00		4
Subject Site Area		
Future Land Use Plan		
PREPARED	1/2/00	Scale 1"=100'
BY THE PLANNING & ZONING DIVISION		

